GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department – Development of Affordable Housing under PMAY – HFA in the State of Andhra Pradesh – Sanction of State subsidy of Rs. 1,50,000/- per unit – Dovetailing with central assistance of Rs.1,50,000/- per unit under AHP or interest subsidy under CLSS Component of PMAY(U)-HFA (U) during the year 2016-17- Orders – Issued

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (UBS) DEPARTMENT

G.O.Ms.No.241 **Dated:13.10.2016.**

Read the following:

1. Minutes of 3rd Meeting of CSMC, MoHUPA, held on 18.11.2015
2. G.O.Ms.No.167, MA&UD(UBS) Department dated 30.06.2016.

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ORDER:

Government of India has launched a comprehensive mission "Pradhan Mantri Awas Yojana – Housing for All (Urban)" - PMAY - HFA(U), aimed at addressing the housing requirement of the urban poor including slum dwellers. The Mission period is 2015 – 2022 during which the Government of India intends to enable construction of about 20 million dwelling units.

2. In the reference 1st read above, the Central Sanctioning-cum-Monitoring Committee (CSMC), Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Government of India (GoI) has sanctioned 1,20,106 houses under Affordable Housing in Partnership (AHP) component of Pradhan Mantri Awaas Yojana – Housing For All (Urban) to the Andhra Pradesh State as per the DPRs submitted for the year 2015-16 and Government of India shall provide central assistance of Rs.1.5 lakh per dwelling unit for the above mentioned units.

3. In the reference 2nd read above for Development of Urban Housing, the Government of Andhra Pradesh (GoAP) has incorporated A.P. Township and Infrastructure Development Corporation (APTSIDCO) and to function as unified State Level Nodal Agency (SLNA) and State Level Appraisal Committee (SLAC) for the PMAY-HFA(U) Mission, carrying out all state-level functions required under the mission.

4. Government of Andhra Pradesh after careful examination of the proposals, hereby approve to provide Rs.1,50,000/- as GoAP subsidy per EWS unit in addition to the Government of India subsidy of Rs.1,50,000/- under HFA.

5. The beneficiary shall pay the remaining portion of the cost of dwelling unit from his / her own funds or by availing loan from the banks / Financial Institutions. Two types of dwelling units and the income eligibility in case of Economic Weaker Section are proposed as shown below:

Particulars	**EWS-I**	**EWS-II**
Dwelling Unit (min. Carpet Area)	27 sq.mt	Upto 30 sq.mt
Income eligibility (per annum)	Upto ₹ 1,20,000	₹ 1,20,001 - ₹ 3,00,000

6. Government with a view to proactively involve private stakeholders to augment the demand – supply gap of housing stock in Urban Areas envisages the following models of development:

a) Private developer building on their own land
b) Private developer building on Government land
c) Private developers of regular housing projects allotting a part of their project for affordable sector

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7. The subsidies of the Government of India under PMAY of Rs.1,50,000/- or around Rs.2.30 Lakhs under CLSS for EWS/LIG shall be applicable for the above project categories also.

8. The Selection of beneficiary shall be done in a transparent manner by a Committee headed by the District In-charge Minister. The Committee shall finalize the list of beneficiaries before grounding of the Project by calling for applications from eligible beneficiaries through a public notification and make selection duly verifying the eligibility as per PMAY-HFA guidelines. The sanction of the unit shall be in the name of women preferably.

9. The Projects shall be examined by a competent Technical Committee of APTSIDCO before placing it before the Board for approval and the developer shall be selected through a a transparent bidding process.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To:
The Managing Director, Andhra Pradesh Township Infrastructure Development Corporation, Vijayawada.
Copy to:
The Director, Municipal Administration, Guntur.
The Managing Director, APUFIDC, Guntur
Sf /Sc

//FORWARDED BY ORDER//

SECTION OFFICER